

CITY COUNCIL
ATLANTA, GEORGIA

06-0-1074
Z-06-064

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE DESIGNATING THE DuPRE MANUFACTURING COMPANY MILL (a/k/a EXCELSIOR MILL AND THE MASQUERADE), LOCATED AT 695 NORTH AVENUE, NE, LAND LOT 18, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING OR SITE PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM PD-MU (PLANNED DEVELOPMENT-MIXED USE) TO PD-MU/LBS (PLANNED DEVELOPMENT-MIXED USE/LANDMARK BUILDING OR SITE); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That the property known as DuPre Manufacturing Company Mill (a/k/a Excelsior Mill and The Masquerade), located at 695 North Avenue, NE, Land Lot 18, of the 14th District of Fulton County, Georgia, and more fully described as Attachment "A-1" to this ordinance, which attachment is incorporated herein, met the criteria for Landmark Building or Site as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and is hereby determined to be a Landmark Building or Site pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

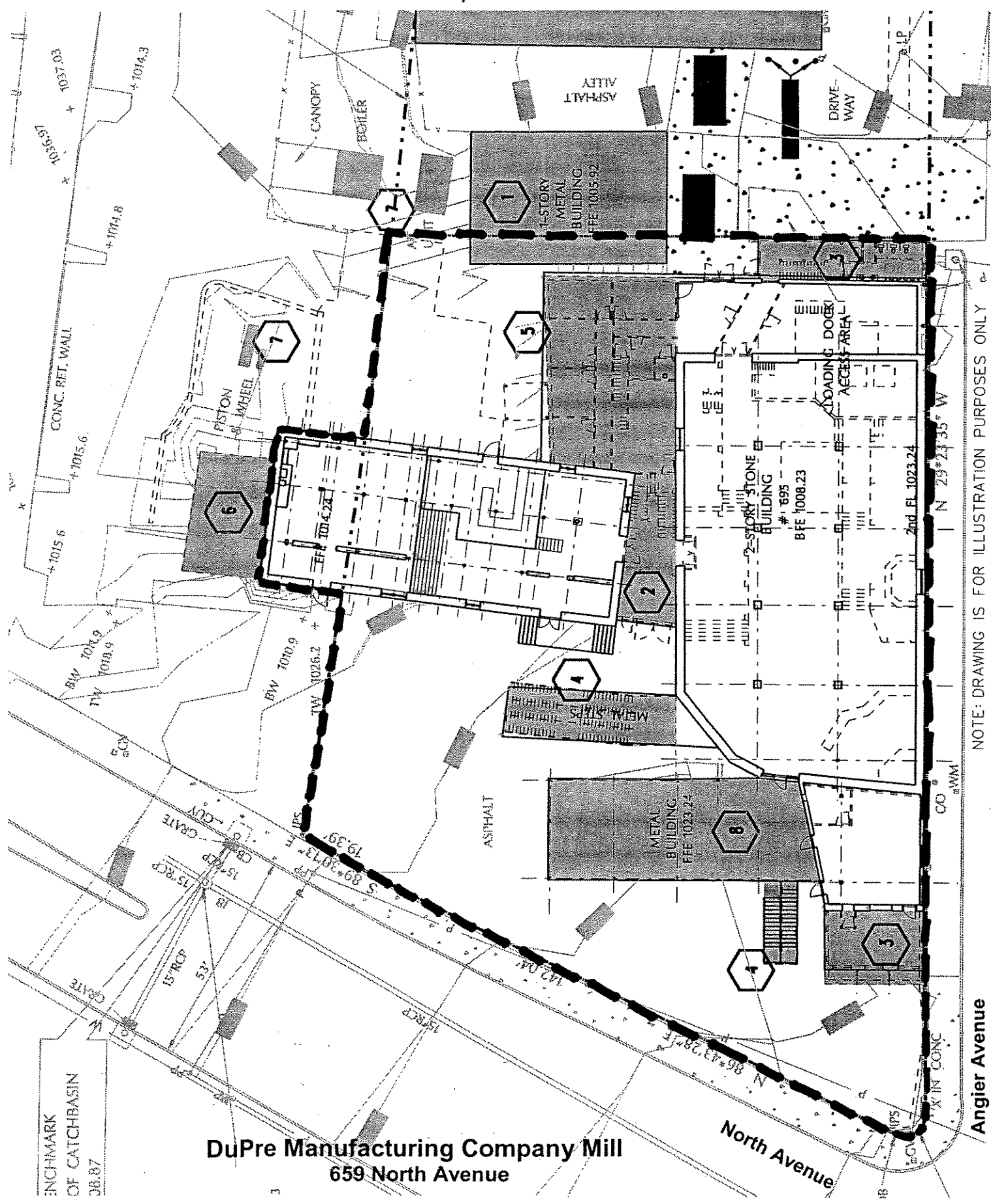
SECTION 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said property described in Attachment "A-1" to the overly zoning category "Landmark Building or Site" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended such

that all parts of the site described by the metes and bounds description in Attachment "A-2" and any structures located thereon are so designated.

SECTION 3. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended so as to provide that the subject property bears, in addition to its PD-MU zoning classification, the overlay zoning designation "Landmark Building or Site", which designation should be officially abbreviated as "LBS" and shall immediately follow the abbreviation for the existing zoning classification. Said property is subject to all zoning regulations contained in the 1982 Zoning Ordinance of the City of Atlanta applicable to both the previously existing PD-MU and the general regulations governing Landmark Buildings or Sites contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

SECTION 4. That the Commission determined that there are non-contributing structures and additions within the boundaries of the property proposed for designation that have been added to the site over the years and do not reflect the defining characteristics of the original buildings in materials, construction or craftsmanship. Therefore, the Commission determined that the buildings delineated on the map attached hereto as Attachment "A-3", which attachment is incorporated herein, can be demolished without obtaining Type IV Certificates of Appropriateness. Provided however, that any building permit for the demolition of the non-contributing structures and additions shall be reviewed and approved by the Staff of the Urban Design Commission prior to the issuance of such permit to ensure that only those non-contributing structures and additions marked on Attachment "A-3" are being removed and that the demolition shall not affect the character of the contributing structures.

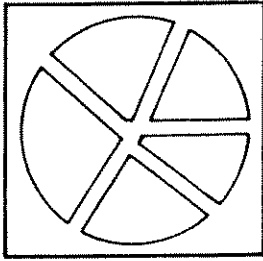
SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are repealed.



DuPre Manufacturing Company Mill
659 North Avenue

Limits of Designation - - - - -

NOTE: DRAWING IS FOR ILLUSTRATION PURPOSES ONLY



ATLANTA
URBAN DESIGN
COMMISSION

ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-6200

LBS-05-078

RESOLUTION

Whereas, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to the property owners of the DuPre Manufacturing Company Mill (a/k/a Excelsior Mill or The Masquerade) pursuant to Subsection (b) of the City of Atlanta Code of Ordinances, Section 16-20.005

Whereas, the Executive Director caused to be conducted extensive research regarding this proposed nomination and has compiled a written report stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Exhibit "A", is attached to this resolution and is hereby incorporated by this reference; and

Whereas, a public hearing was held by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

Whereas, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and the property owner pursuant to Subsection (e) of said code section; and

Now therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

Section 1. That the designation report caused to be prepared by the Executive Director of the Urban Design Commission is hereby adopted by this Commission and shall constitute the Findings of Fact upon which this nomination is based.

Section 2. That the Commission hereby determines that the DuPre Manufacturing Company Mill, a map of which delineating all boundaries is attached hereto as Exhibit "B", hereby incorporated by this reference, is architecturally, historically, and culturally significant.

Section 3. That the Commission hereby determines that there are non-contributing structures and additions within the boundaries of the property proposed for designation that have been added to the site over the years and do not reflect the defining characteristics of the original buildings in materials, construction or craftsmanship. Therefore, the Commission has determined that the buildings delineated on the map attached hereto as Exhibit "C", hereby incorporated by this reference, can be demolished without obtaining Type IV Certificates of Appropriateness. Provided however, that any building permit for the demolition of the non-contributing structures and additions shall be reviewed and approved by the Staff of the Urban Design Commission prior to the issuance of such permit to ensure that only those non-contributing structures and additions marked on Exhibit "C" are being removed and that the demolition shall not affect the character of the contributing structures.

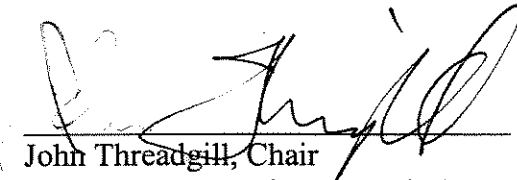
Section 4. That the Commission further determines the DuPre Manufacturing Company Mill to be eligible for designation to the category of Landmark Building or Site (LBS), with the exceptions as noted above, as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections b., and c. of this code section. The DuPre Manufacturing Company Mill is located at 695 North Avenue, NE, in Land Lot 18 of the 14th District of Fulton County, Atlanta, Georgia.

Section 5. That the Commission hereby further determines that said DuPre Manufacturing Company Mill meets the criteria set forth in Section 16-20.004(b)(2)a., specifically including those criteria in the following groups: Group I (2); Group II (1), (5), (11); and Group III (1) (2).

Section 6. That the Commission, having determined that the DuPre Manufacturing Company Mill meets or exceeds the criteria as set forth herein, hereby nominates the DuPre Manufacturing Company Mill to the category of Landmark Building of Site (LBS) pursuant to Section 16-20.005(e)(3).

Section 7. That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of the Department of Planning and Community Development, and to notify by first class mail the owner of the DuPre Manufacturing Company Mill.

Approved and nominated by the Atlanta Urban Design Commission on April 12, 2006.



John Threadgill, Chair
Atlanta Urban Design Commission

DuPRE MANUFACTURING COMPANY MILL
(a/k/a Excelsior Mill and
The Masquerade)
695 North Ave., NE, corner of Angier Ave.
Fronting 142.05' on the south side of North Ave.,
and 582.46' on the east side of Angier Ave.
District 14, Land Lot 18
Fulton County, City of Atlanta
Existing Zoning I-1

LBS-05-078
Proposed Designation:
Landmark Building -
Exterior

Constructed: Circa 1901
Architects: Unknown

SIGNIFICANCE/ANALYSIS

This is the only existing excelsior mill in Atlanta, and it is of particular interest because portions of the original excelsior manufacturing equipment are still in place in the buildings. Currently there are two buildings with several additions. No building permits were found for the mill buildings, but the mill was built and went into production at this location, perhaps as early as 1901. The mill buildings, and the manufacturing operations that took place there, were always owned and managed by the DuPre family, beginning at the turn of the twentieth century with Frank F. DuPre. His son, Walter E. DuPre, joined the company upon his graduation from the Georgia Institute of Technology in 1907. Walter E. DuPre and his sister Ida L. DuPre Bryant inherited the company in equal shares after their father's death in 1913. Walter E. DuPre was responsible for running the company. In 1940, he bought out his sister and was sole owner until his death in 1951. His son, Walter E. DuPre, Jr. continued the operation until December 1963, when he and his wife died in a hotel fire in Jacksonville, Florida. DuPre Excelsior Manufacturing Company stopped production in 1966, and the property was sold to Mellow Mushroom in the late 1970s.

EXCELSIOR MILLS AND MANUFACTURE IN ATLANTA

Excelsior is defined as "stranded wood fibers manufactured...for use as protective packaging in wood crates and as filling material for bedding and furniture products."¹ It gained popularity in the last decade of the nineteenth century, and continued in general use until the middle of the twentieth century. Excelsior pads were a later aspect of the manufacturing process. Excelsior was replaced by plastic-based products such as foam rubber, polyurethane and polystyrene in the last half of the twentieth century.

¹ American Excelsior Company. On the internet at www.amerexcel.com/about_us_history.php.

In 1898, the Atlanta Excelsior Works was listed in the *Atlanta City Directory*. The Atlanta Excelsior Works was owned by Charles Cohen and located at McDonough and Washington Streets. That same year, Frank F. DuPre was listed as working at the Atlanta Excelsior Works, the first time he appeared in the directory. In 1900, Standard Excelsior Works was also in operation, and Frank F. DuPre must have changed jobs, as he was listed in the 1900 *Atlanta City Directory* as "proprietor" of Standard. That mill was located at the corner of Bellwood Avenue and the W. & A. Railroad, and appears to have been the direct forerunner of the North Avenue operation, which was first listed in the 1905 *Atlanta City Directory* as Standard Excelsior Works. The Atlanta Excelsior Works was listed as Atlanta Manufacturing Company in 1905 with an address of 41 Ridge Avenue, so it was a different company and probably a competitor. By 1910, DuPre was the only excelsior manufacturer listed in the *Atlanta City Directory*.

STANDARD EXCELSIOR WORKS AND DuPRE EXCELSIOR MANUFACTURING COMPANY

Frank F. DuPre founded the Standard Excelsior Works, probably in 1899 or 1900, and moved it to the current location around 1901. The name of the company was changed to DuPre Excelsior Manufacturing Company between 1907 and 1910.²

The company earned a great reputation for producing excellent quality excelsior, which probably explains its long life and monopoly position in Atlanta. DuPre excelsior was manufactured from peeled, dried, second growth pine. The selection of the wood was crucial and locating quality wood to purchase was not always easy and required an experienced lumber specialist. To assure a steady flow of timber, the company purchased several stands of timber and timber farms over the years (Attachments 14-16).³ The wood was delivered by railroad and stacked and stored in large wood sheds to the south of the buildings (over the years the company purchased several parcels of land to extend their holding to the south and west). Once delivered to the site, the logs were peeled and cut to a size manageable by a human being. They were then fed into the second floor of the manufacturing building through the open porch on the east end. There a row of cutting machines, which were hand-fed, shaved the wood into the four different grades of excelsior manufactured by the DuPre company. Those were fine, medium and coarse excelsior, and wood wool. The shaved wood fell onto a conveyor belt behind the cutting machines, which transported the excelsior to a chute, where it was dumped onto the lower level of the Manufacturing Building. On this floor the wood shavings were compacted into bales by machine, wrapped with rope or wire by hand, and were then ready for

² *Atlanta City Directories*.

³ DuPre family papers.

shipping.⁴ As in any sawmill-type operation, workers were at high risk of injury. In 1916 the company paid \$850 to the mother of a twelve year old, black worker. His right hand had been injured working one of the machines and this resulted in the amputation of his right arm.⁵

After Frank DuPre died his children, Walter E. and Ida L. inherited the business in equal shares. His will gave Walter fifty percent of the business clear, and Ida received lifelong use with the stipulation that her share would go to her children upon her death.⁶ The siblings crafted agreements between themselves concerning the running of the company and financial distribution. Walter would operate the business and receive a salary in return. Profits from the company would be distributed in equal shares at certain intervals. At least five agreements were made between 1913 and 1921. Walter's salary was raised from \$100 dollars a month in 1913 to \$500 and a 50-cent bonus for each ton of excelsior sold by 1918. However, his salary was lowered to \$5000 a year by 1920 and to \$3600 by 1921.⁷ It appears that the company fell on hard times during this period, but recovered and continued in operation until 1966. Some of the local customers at the time were Fulton Bag and Cotton Mills, the Southern Spring Bed Company, Simmons and the Georgia Chair Company. In 1940 Walter bought out his sister after a legal battle. It seems the two had some sort of falling-out, and were never again involved in the business together. Walter continued to run the company until his death in June 1951. His widow Essie then took over ownership of the company.

STANDARD EXCELSIOR WRAPPER COMPANY

In 1915, Walter E. DuPre started a parallel business to the DuPre Manufacturing Company with his sister and a business partner Joseph Spitz. Spitz had come to Atlanta from Appleton, Wisconsin and brought several pieces of woodcutting machinery with him into the business. The machinery was his part of the initial capitalization of the enterprise, whereas the DuPre siblings put up the starting capital of \$5000. The DuPres owned fifty percent of the shares (Walter had 30 percent, Ida 20 percent) and Spitz owned the other fifty percent (Attachment 16 is W. E. DuPre's stock certificate). An agreement dated October 5, 1915 between Walter, Ida and Spitz stated that Spitz would devote his entire time to this new company called Standard Excelsior Wrapper Company, Walter would be involved only when he was able to take time away from the existing business and Ida would not be involved in running the company at all.⁸ Production took place in the same factory complex, on the second floor of the Warehouse.⁹ The

⁴ Interview with Walter E. DuPre III.

⁵ DuPre family papers.

⁶ Frank F. DuPre's will, in DuPre family papers.

⁷ DuPre family papers.

⁸ DuPre family papers.

⁹ Interview with Walter E. DuPre III.

Standard Excelsior Wrapper Company made excelsior pads, which consisted of a fine grade excelsior sandwiched between Kraft paper, and were used for shipping items like machinery that might be damaged by the excelsior fibers. The new business was a relatively short-lived venture, as the listing had disappeared by 1925.

THE DuPRE FAMILY

Note: Most of the information in this section is taken from "Descendants of Benjamin DuPre, a genealogical list in the possession of Walter E. DuPre III. Frank F. DuPre was born July 18, 1856, the son of Augustus and Sarah Green DuPre, who lived near Fairburn in south Fulton County (formerly Campbell County). Most likely he worked for and then started a sawmill or excelsior business as early as 1875, but any details of the business or its location are unknown. He married Jennie Lenora Cook and they had two children, Walter Eugene (1885) and Ida L. (unknown, but two or three years older). Jennie Lenora DuPre died in 1887. Frank DuPre remarried some time later, and moved to Atlanta around 1898 - at the age of 42 (Attachment 20 shows the children shortly after they moved to Atlanta). He was first listed in the *Atlanta City Directory* that year as the Secretary-Treasurer for the Atlanta Excelsior Works. DuPre died June 30, 1913 at the age of 57, and was buried in the Enon Churchyard near Fairburn. Franklin Garrett described him as "prominent in local business circles."¹⁰ Frank DuPre was survived by his second wife Lula (Talulah), a son (Walter E. DuPre), and a daughter (Ida L. DuPre Bryant). He was also survived by two brothers Edward P. and Henry L. DuPre, both of Atlanta, but neither of whom were ever involved in the excelsior manufacturing business. According to the *Atlanta City Directory*, Edward P. DuPre was a clerk/salesman for several Atlanta businesses, and Henry L. DuPre started as a conductor on the Atlanta "Ry" & P Company. By 1950 he was a manager at Lanier Brothers.

Walter E. DuPre, Sr., son of Frank F. DuPre and Jennie Lenora Cook, was born in "old" Campbell (now part of Fulton) County in 1885. He graduated from Georgia Tech in 1907. As early as 1902, he worked in the excelsior factory, and returned to it after graduating from Tech. He and two of his classmates went on a trip to France the summer of their graduation (Attachments 21 and 22 show him during his Georgia Tech days, Attachment 23 shows him at work in the factory). Walter and his sister Ida DuPre Bryant took over the DuPre Manufacturing Company after their father's death in 1913. He married Essie Thelma Roberts in 1925 in Chattanooga, Tennessee. They had two children, Anne Roberts DuPre, born in 1927, and Walter E. DuPre, Jr., born May 16, 1928. Walter E. DuPre, Sr. died June 3, 1951 after an illness of several weeks. According to his obituary, he was survived by his wife Essie Thelma Roberts, originally of Fairburn, a son Walter E. DuPre, Jr., a daughter Mrs. Calvin R. Allen

¹⁰ Garrett's Necrology, on microfilm at the Atlanta History Center. Also *Atlanta Journal* and *Atlanta Constitution*, July 1, 1913, p. 2.

(Anne Roberts DuPre), his sister Ida Bryant and two grandchildren, all of Atlanta. He was a member of the Piedmont Driving Club, the Palestine Masonic Lodge, and the First Presbyterian Church.¹¹

Essie Roberts DuPre, widow of Walter E. DuPre, Sr. was listed in the *Atlanta City Directory* as President of the company after Walter E. DuPre, Sr. died. She died in 1967. She was a graduate of Agnes Scott and of Columbia University.

Walter E. DuPre, Jr. was listed as Secretary in 1950, and continued to work in the company after his father's death. He attended college at the University of North Carolina, receiving a Bachelor of Arts degree in American History. He married Marie Josephine Cane of Atlanta, and they had five children (Walter E. DuPre III, Norman B. DuPre, John R. DuPre, Marie J. DuPre and Susan A. DuPre). Walter E. DuPre, Jr. and his wife died tragically in a Jacksonville, Florida hotel fire on December 29, 1963. Their youngest child was barely a month old at the time.

CURRENT PHYSICAL DESCRIPTION OF THE PROPERTY

The original mill was probably constructed around the turn of the century, and consisted of two two-story stone buildings oriented perpendicular to each other. One of the original buildings fronts on North Avenue and for clarity of this report will be called the Manufacturing Building, whereas the other building fronts on Angier Avenue and will be referred to as the Warehouse. The entire complex, consisting of the Manufacturing Building, the Warehouse, a large wood shed (removed after 1965) and a steam engine, was located along the Southern Railroad tracks. Several railroad sidings fed the enterprise.

As of today the two original main stone buildings still exist in their original configuration, but are partially concealed by a two-story metal-clad shed that combines with and encloses part of the east and all of the south façade of the Manufacturing Building and most of the north and east facades of the Warehouse. This shed will be called Wood Warehouse No. 1 (Sanborn). A second metal-clad shed is located in front of the Manufacturing Building, attached perpendicular to the Warehouse, along North Avenue. This building will be called Wood Warehouse No. 2.

The Manufacturing Building (c1901)

This building is two-stories high with solid granite block walls and a low-pitched roof. The current roofing material is corrugated, clear-colored plastic. Because of later additions to the building, the only façade fully exposed is the North Avenue side. This façade has six arched window openings with original windows on the second floor in a regular pattern. A door opening is located on either end of the first floor, with two window openings in between. The windows on this

¹¹ *Atlanta Constitution*, June 4, 1951, p. 6.

lower level are boarded up and the doors are probably not original. The east façade has a two-story open-sided shed covered by an extension of the main roof. This shed supports and redirects the gears of the extensive pulley and wheels system still located on the second floor. Originally this system was probably powered by the 75 horsepower engine still located south of the shed. The engine was manufactured by Turbott in Richmond, Virginia. The south façade is partially concealed by Wood Warehouse No. 1. The west façade, now inside Wood Warehouse No. 1, has a large arched opening on the first floor and two narrow doorways on the second floor.

The interiors of both floors of the Manufacturing Building are open spaces. There is a large open area where the flooring has been removed to create a two-story space. The granite walls are exposed on the inside. The first-story floor is concrete and the second floor is 3" wide pine flooring. The ceiling on the first level is exposed planking from the floor above. The second story ceilings are exposed wood roof trusses and the translucent plastic roofing material. An extensive heavy-duty gear and pulley system still exists on the second floor of the building.

The Warehouse (c1901)

The Warehouse is two stories high and has a low-pitched roof. The first floor exterior is exposed granite block, whereas the second floor is metal clad, stamped in a brick pattern. This floor was always cladded, historically in iron clad as mentioned in the early Sanborn Fire Insurance Maps. It is not clear today whether the current clad is a replacement or an additional layer on top of the original cladding. Today the Warehouse is directly connected to the Manufacturing Building by Wood Warehouse No. 1. The Angier Avenue façade has only one large window opening and several smaller high-level openings on the first floor. All of them are boarded up. The second floor has four pairs of multi-light mill-type steel windows. The south façade is hidden by Wood Warehouse No. 1, which has a small two-story shed attached at the west corner. The upper floor of the shed has a pair of the same mill-type windows as the Angier Avenue façade of the Warehouse. This shed has two small windows on the west side and one small window on the south side of the lower level. The first floor of the north façade has four original window openings. The second floor of this elevation of the Warehouse is hidden by Wood Warehouse No. 2, which was added between 1925 and 1932.

The interior is of post and beam construction with the exterior granite walls exposed. The first floor is concrete now covered by a wood and concrete block platform. The second story floors are 6" wide pine planking. The first floor ceiling is exposed floor decking from above. The ceiling on the second floor has exposed trusses and roofing material.

Wood Warehouse No. 1 (constructed between 1925 and 1932, enlarged between 1932 and 1950)

Wood Warehouse No.1 is a two-story metal clad structure, mostly located to the south of the original buildings. It also encloses the formerly open passageway between the two original stone buildings.

Wood Warehouse No. 2 (constructed between 1925 and 1932)

This building runs perpendicular to the stone Warehouse. It is one-story with an open drive-under supported by metal columns on the eastern half, and two stories on the western half of the building. The Angier Avenue façade has granite block on the first floor and metal cladding on the second floor that match the Warehouse. Two smaller windows are located on the first floor. A pair of multi-light mill-type windows, matching the windows on the stone Warehouse, are located on the second floor. All second floor windows are this same type. The fenestration is irregular. On the west façade of the first floor are two small multi-light windows; the north façade has at least two multi-light windows (additional windows might be covered by the billboard), and at least two multi-light windows face east. On the second floor are two-multi-light windows facing west, east and south. Four visible multi-light windows can be seen on the north face, and there are possibly two more blocked by a commercial sign. An exterior staircase leads up to the second floor on the east side, probably above the former one-story office area. The west façade has a small one-story shed attached. This shed has small windows on all three sides.

Grounds

The 75 horsepower engine mentioned in the 1911 Sanborn fire map and a shavings burner, first mentioned in the 1925 Sanborn, and enlarged by 1932, are still in their original locations, but they may be under different ownership. The original factory property appears to be divided into two pieces. The boundary line (marked in red on Attachment 1) runs parallel to the railroad, and runs through the porch on the east end of the Manufacturing Building. The railroad sidings were removed after 1965. It also appears that the existing buttress retaining wall was altered at some time, when the tracks were raised to allow cars to travel on North Avenue without having to stop for rail traffic.

NARRATIVE PHYSICAL HISTORY OF THE PROPERTY

This is taken from the following Sanborn Fire Insurance Maps: 1911, Volume 2, page 250, "special;" 1911, updated to 1925; 1932, Volume 2, page 261; 1932, updated to 1950; and 1932, updated to 1965.

The 1911 Sanborn map was the first to show the Du Pre[e] Manufacturing Company Excelsior Factory. Two two-story buildings were in existence, the Manufacturing Building and a large Warehouse. The Warehouse fronted on Angier Avenue; the Manufacturing Building on [East] North Avenue. The buildings were joined by an aerial walkway at the second level, and a large wood shed was also located on the north and east sides of the Manufacturing Building.

A 75 horsepower engine was in the east corner of the shed, and there must have been some sort of system to move the raw wood and finished product, as the Sanborn indicates there was a "carrier to R.R. cars." The second floor of the Warehouse was "iron clad," and a small one-story office was located on the north side of the building. Comments indicated there were two kinds of chemical fire retardants, steam heat and power, no lights, water from a well that was 10' in diameter and a watchman who made hourly rounds.

By 1925, the mill had city water and electricity, a sprinkler system, and the 75 horsepower engine was no longer in use. A shavings burner had been added south of the wood shed, and two small sheds to the north of the main buildings. The Sanborn indicates "Baling" was located on the first floor of the Manufacturing Building, and the "excelsior machines" on the second. The two buildings had also been connected by an open courtyard, which is now enclosed.

Unfortunately, beginning with the 1932 Sanborn, the mill was located in the upper left-hand corner of the map and partially obscured by the page number. The only major changes appear to be two-story additions on the north and south ends of the original Warehouse (Wood Warehouses No. 1 and No. 2). The only changes between 1932 and 1950 were the addition of a steel frame on the east end of Wood Warehouse No. 2, and the construction of a large cordwood shed to the southeast near the railroad tracks. It no longer exists.

By 1965, the address of the factory was 695 North Avenue. Another small one-story office had been added on the north end of Wood Warehouse No. 2. A new one-story warehouse, built in 1963, stood south of the older buildings on Angier Avenue. The Sanborn map indicates the factory was still manufacturing excelsior as late as 1965 (it ceased the following year).

CRITERIA

Group I – Historic

2. A building or site associated with an extremely important historical event, or trend of national, state or local significance.

Group II – Architectural

1. A building or site that clearly dominates or is strongly identified with a street scene or the urban landscape.

5. A building or site which is an example of an exceptionally fine unique style or building type.

11. A building or site whose original site orientation is maintained.

Group III – Cultural

1. A building or site that has served at a major, city-wide scale as a focus of activity, a gathering spot, or other specific point of reference in the urban fabric of the city.
2. A building or site by its location is broadly known or recognized throughout the city.

FINDINGS

The proposed nomination of the DuPRE MANUFACTURING COMPANY MILL meets the above-referenced criteria, as well as the minimum criteria, for a Landmark Building or Site as set out in Section 16-20.004 of the Code of Ordinances of the City of Atlanta.

REFERENCES

American Excelsior Company, internet at
www.amerexcel.com/about_us_history.php.

Atlanta City Directories, 1898-1965. Directories are located at the Atlanta History Center – both original and on microfilm.

Atlanta Constitution, obituaries for Frank F. DuPre (July 1, 1913, p. 2) and Walter E. DuPre, Sr. (June 4, 1951, p. 6).

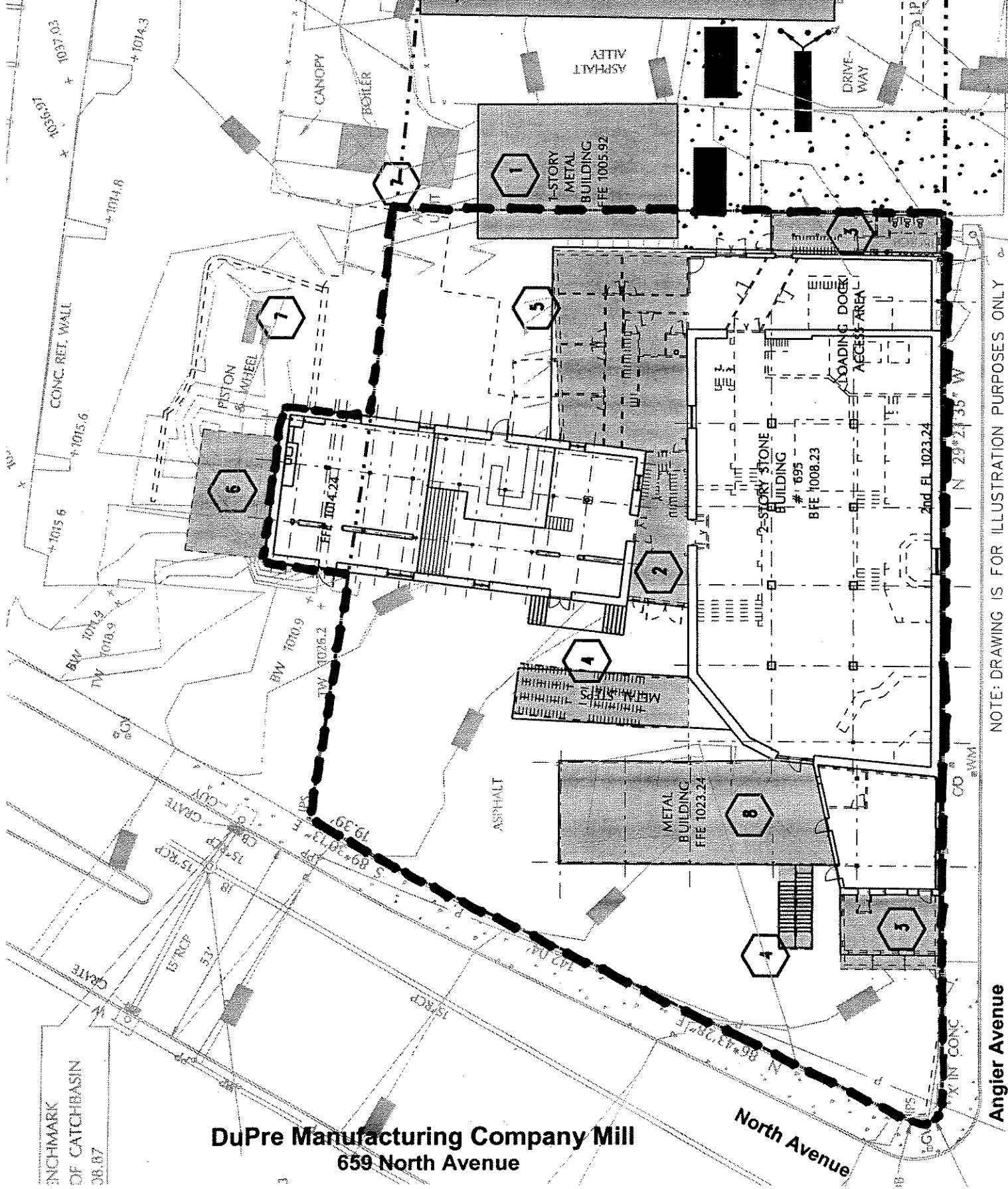
Atlanta Journal, obituary for Frank F. DuPre.

DuPre, Walter E. III, family papers and photographs.

DuPre, Walter E. III, interview with Marion Ellis, March 20, 2005.

Garrett, Franklin, Garrett's Necrology, death records on microfilm, at the Atlanta History Center.

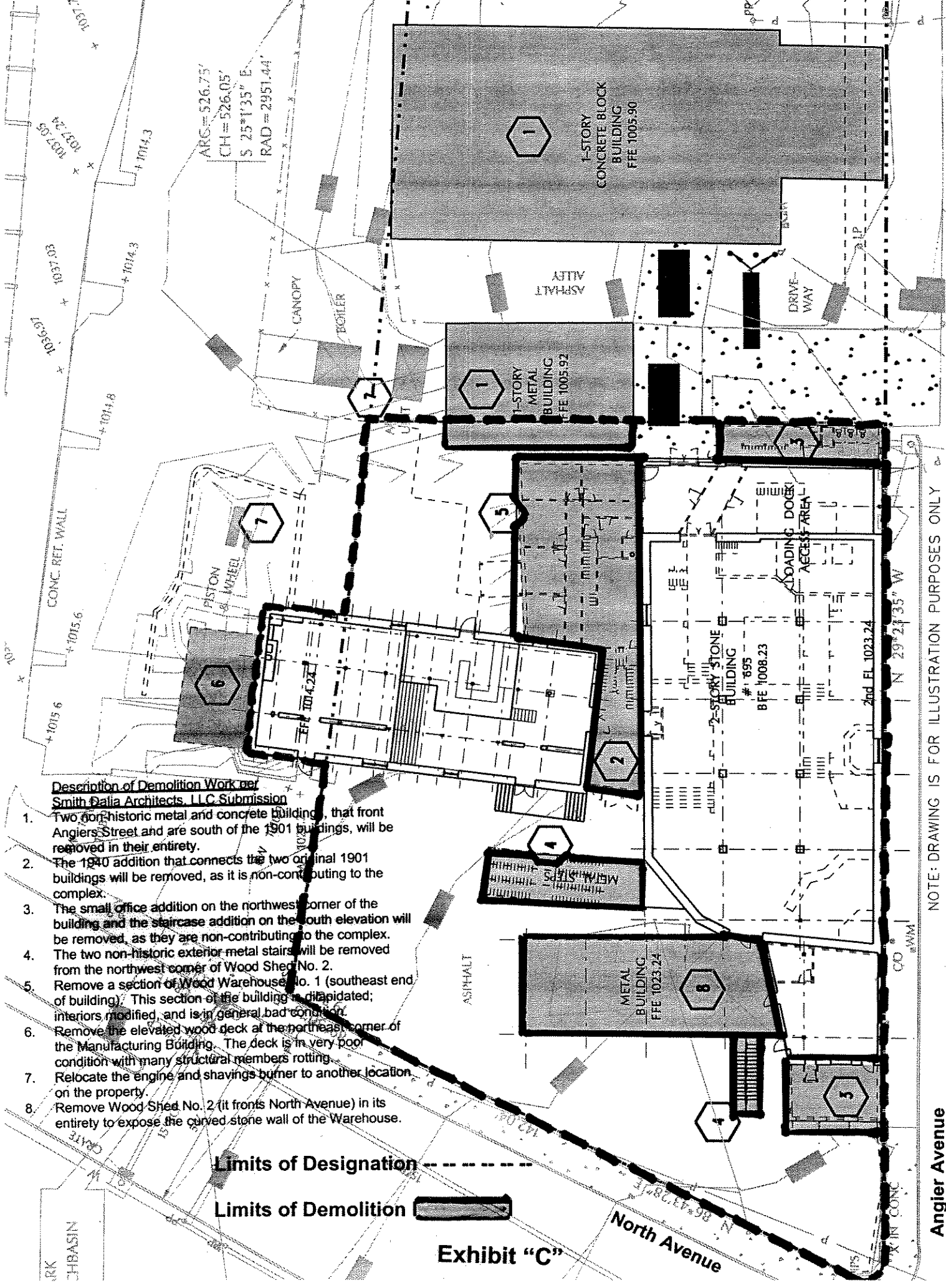
Sanborn Fire Insurance Maps, 1911, 1911 updated to 1925, 1932, 1932 updated to 1950, 1932 updated to 1965. Originals (1911 updated to 1925, and 1932 updated to 1965) and microfilm copies are on file at the Atlanta History Center.



DuPre Manufacturing Company Mill
659 North Avenue

Limits of Designation - - - - -

Exhibit "B"



**Description of Demolition Work per
Smith Dalia Architects, LLC Submission**

1. Two non-historic metal and concrete buildings, that front Angiers Street and are south of the 1901 buildings, will be removed in their entirety.
2. The 1940 addition that connects the two original 1901 buildings will be removed, as it is non-contributing to the complex.
3. The small office addition on the northwest corner of the building and the staircase addition on the south elevation will be removed, as they are non-contributing to the complex.
4. The two non-historic exterior metal stairs will be removed from the northwest corner of Wood Shed No. 2.
5. Remove a section of Wood Warehouse No. 1 (southeast end of building). This section of the building is dilapidated; interiors modified, and is in general bad condition.
6. Remove the elevated wood deck at the northeast corner of the Manufacturing Building. The deck is in very poor condition with many structural members rotting.
7. Relocate the engine and shavings burner to another location on the property.
8. Remove Wood Shed No. 2 (it fronts North Avenue) in its entirety to expose the curved stone wall of the Warehouse.

Limits of Designation

Limits of Demolition

Exhibit "C"

NOTE: DRAWING IS FOR ILLUSTRATION PURPOSES ONLY

Angier Avenue

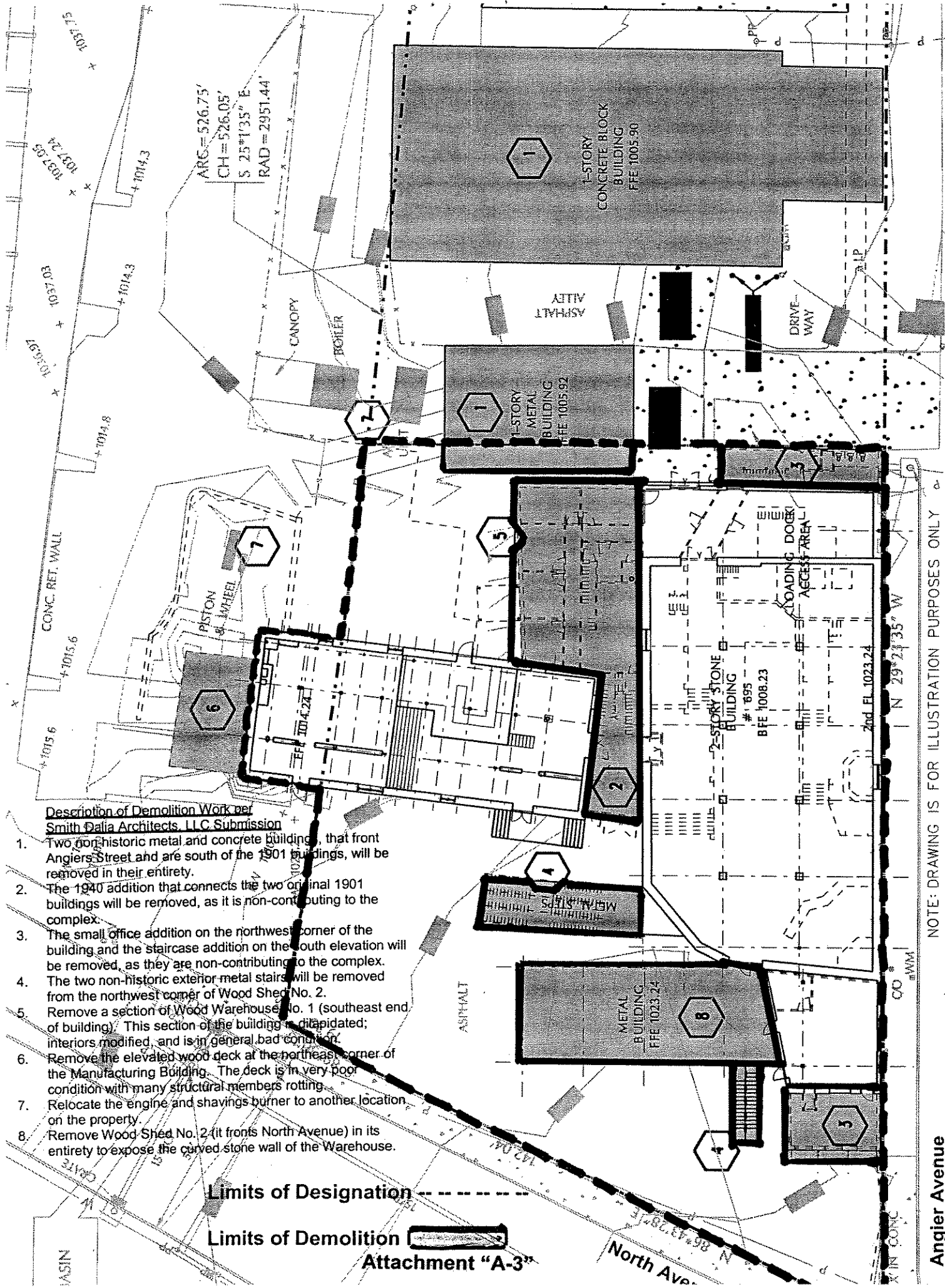
North Avenue

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 18 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an "x" in the concrete on the northeasterly right-of-way line of North Angier Avenue (50-foot right-of-way), said point being the southerly end of a right-of-way arc connecting said right-of-way line with the southerly right-of-way line of North Avenue (variable right-of-way); thence following said right-of-way arc a distance of 10.13 feet to a point on said right-of-way line of North Avenue (said arc has a radius of 5.00 feet, a chord of 8.48 feet and a chord bearing of N28°26'02"E); thence along said right-of-way line of North Avenue N86°43'28"E a distance of 142.04 feet to a point; thence S89°30'13"E a distance of 19.39 feet to an iron pin; thence leave said right-of-way line and following a counterclockwise curve having a radius of 2951.44 feet, an arc distance of 60.29 feet to a point (said arc has a chord of 60.29 feet and a chord bearing of S20°49'56"E); thence N67°31'07"E a distance of 20.56 feet to a point; thence S22°56'04"E a distance of 38.09 feet to a point; thence S67°31'07"W a distance of 21.32 feet to a point; thence following a counterclockwise curve having a radius of 2951.44 feet, an arc distance of 51.78 feet to a point (said arc has a chord of 51.78 feet and a chord bearing of S22°39'34"E); thence S61°14'51"W a distance of 131.45 feet to a point on the aforementioned right-of-way line of North Angier Avenue; thence along said right-of-way line N29°23'35"W a distance of 215.00 feet to an "x" in the concrete and THE POINT OF BEGINNING.

This tract or parcel contains 0.631 acre of land.



**Description of Demolition Work per
Smith Dalia Architects, LLC Submission**

1. Two non-historic metal and concrete buildings, that front Angiers Street and are south of the 1901 buildings, will be removed in their entirety.
2. The 1940 addition that connects the two original 1901 buildings will be removed, as it is non-contributing to the complex.
3. The small office addition on the northwest corner of the building and the staircase addition on the south elevation will be removed, as they are non-contributing to the complex.
4. The two non-historic exterior metal stairs will be removed from the northwest corner of Wood Shed No. 2.
5. Remove a section of Wood Warehouse No. 1 (southeast end of building). This section of the building is dilapidated; interiors modified, and is in general bad condition.
6. Remove the elevated wood deck at the northeast corner of the Manufacturing Building. The deck is in very poor condition with many structural members rotting.
7. Relocate the engine and shavings burner to another location on the property.
8. Remove Wood Shed No. 2 (it fronts North Avenue) in its entirety to expose the curved stone wall of the Warehouse.

Limits of Designation

Limits of Demolition

Attachment "A-3"

NOTE: DRAWING IS FOR ILLUSTRATION PURPOSES ONLY

Angier Avenue

RCS# 286
6/05/06
4:10 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

06-O-1069 1070 1071 1072 1073 1074 1075
06-O-1076 1190 1191 1203 TO ZRB & ZONING
REFER

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 1
ABSENT 0

Y Smith	Y Archibong	Y Moore	NV Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	NV Maddox	Y Willis
NV Winslow	Y Muller	Y Sheperd	E Borders

MULTIPLE